

**LIQUOR AND BEER MEETING
LOCAL LICENSING AUTHORITY
CITY OF GRAND JUNCTION, COLORADO
MUNICIPAL HEARING ROOM, CITY HALL, 250 NORTH 5TH STREET**

MINUTES

WEDNESDAY, September 1, 2004, 9:00 A.M.

I. **CALL TO ORDER** – The meeting convened at 9:03 a.m. Those present were Hearing Officer Phil Coebergh, City Attorney John Shaver and Deputy City Clerk Juanita Peterson.

II. **APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES**

1. Orange Coast Investments dba Grand Vista Hotel, 2790 Crossroads Blvd, Hotel/Restaurant – **Continued from August 18, 2004**

Ms. Peterson reported the items that needed correcting with Mesa County Health Department have been taken care of as of August 31, 2004. Mr. Dan Sharp was present and confirmed this issued were taken care of. The application was approved for renewal.

2. DA FA Inc., dba Grand China Restaurant, 509 28 ½ Rd., Beer/Wine

The review of the application for renewal was found to be in order and approved.

3. GJ North Avenue Liq. Inc., dba North Avenue Liquors, 801 North Ave., Retail Liquor Store

The review of the application for renewal was found to be in order and approved.

4. Wal-Mart Supercenter dba Walmart Store #1280, 2881 North Avenue, 3.2% Beer Retail (Off Premises)

The review of the application for renewal was found to be in order and approved.

5. Wal-Mart Supercenter dba Walmart Store #5099, 2545 Rimrock Avenue, 3.2% Beer Retail (Off Premises)

The review of the application for renewal was found to be in order and approved.

6. Kokopelli Liquors LLC, dba Kokopelli Liquors, 2996 D Road, Retail Liquor Store

The review of the application for renewal was found to be in order and approved.

7. Loco Inc., dba Loco Food Store No. 16, 2249 Broadway, 3.2% Beer Retail (Off Premises)

The review of the application for renewal was found to be in order and approved.

8. Mill Inn Inc., dba WW Peppers, 753 Horizon Drive, Hotel/Restaurant

The review of the application for renewal was found to be in order and approved.

9. Thrifty Payless Inc., dba Rite Aid #6178, 1834 N. 12th Street, 3.2 % Beer Retail (Off Premises)

The review of the application for renewal was found to be in order and approved.

10. Fruitvale Shell LLC, dba Shell Food Mart, 401 30 Road, 3.2% Beer Retail (Off Premises)

The review of the application for renewal was found to be in order and approved.

11. Justin Mattivi, dba Crystal Café and Bake Shop, 314 Main Street, Hotel/Restaurant

The review of the application for renewal was found to be in order and approved.

III. APPLICATION FOR MODIFICATION OF PREMISES

1. Knaysi Enterprises Inc., dba Pablo's Pizza, 319 Main Street, Beer/Wine

Mr. Paul Knaysi was present. Ms. Peterson reported all paperwork was in order.

Mr. Shaver gave an update on Council's actions regarding the process of the Outdoor Dining Lease Agreement and the regulations. Mr. Coebergh became familiar with the requirements in the agreement and deciding all criteria has been met, the application for the modification of premises was approved.

IV. APPLICATION FOR MODIFICATION OF PREMISES AND REGISTRATION OF NEW MANAGER

1. Buon Appetito Inc., dba Il Bistro Italiano, 400 Main Street, Hotel/Restaurant

Ronald William Hall, 730 Chipeta Avenue replaces Brunella Gualerzi

Mr. Ron Hall was present. Ms. Peterson reported all paperwork was in order and that construction was not expected to begin until October and be completed in February 2005. The local police report was okay but the report from C.B.I. on Mr. Hall is still pending. Mr. Coebergh stated that since this was approved by Council and all the criteria has been met, the application for the modification of premise was approved along with the approval of Mr. Hall as the new manager.

V. APPLICATION TO RENEW LIQUOR LICENSE AND CHANGE IN CORPORATE STRUCTURE

1. SAF Enterprises Inc., dba Quincy Bar & Grill, 609 Main Street, Tavern

Remove Vice President Ralph R. Luback, no replacement at this time.

There was no one present. Ms. Peterson reported the application was in order and all the reports on the establishment came back with no problems. The renewal was found to be in order and approved along with the change in corporate structure.

VI. APPLICATION FOR REGISTRATION OF NEW MANAGER

1. Red Junction Service Company, LLC dba The Golf Club at Relands Mesa, 2325 West Ridge Blvd, Hotel/Restaurant

Eric Paul Feely, 405 Willow Ridge Ct., Grand Junction CO 81503 replaces Michael Somma

Mr. Feely was present. Ms. Peterson reported the local police report came back with no problems; C.B.I. is still pending. No other reports were requested since their annual renewal was just approved in August. Mr. Coebergh approved the registration of the new manager.

2. Tyluk Inc., dba Whiskey River, 490 28 ¼ Road, Tavern

James Cato Merriam, 3049 F Road, Grand Junction CO 81504 replaces Louis H. (Rusty) Boyd

Mr. Merriam was present. Ms. Peterson reported the local police report came back with no problems; C.B.I. is still pending. Sales tax report is current. Mr. Coebergh approved the registration of the new manager.

3. GMRI Inc., dba The Olive Garden Italian Restaurant #1580, 2416 US Highway 6 & 50, Hotel/Restaurant

Mary Elizabeth Cilderman, 499 Sundown Drive, Grand Junction CO 81504 replaces Michael Anderson

No one was present. Ms. Peterson reported the local police report came back with no problems; C.B.I. is still pending. Sales tax report is current. Mr. Coebergh approved the registration of the new manager.

4. City of Grand Junction dba Two Rivers Convention Center, 159 Main Street and Avalon Theater, 645 Main Street, Hotel/Restaurant and Arts

Brian Gerard Ralph, 1800 Main Street Apt. A-8, Grand Junction CO 81501 replaces Donna Redd

No one was present. Ms. Peterson reported the local police report came back with no problems; C.B.I. is still pending. Sales tax reports are current. Mr. Coebergh approved the registration of the new manager at both locations.

VII. RESOLUTION OF FINDINGS AND DECISION RE: APPLICATION FOR NEW LICENSE

1. Flavors West LLC, dba Qdoba Mexican Grill, 2536 Rimrock Avenue, Unit 100, Hotel/Restaurant

Member: Scott Scherger Anderson, 1600 Wynkoop #5C, Denver, CO 80202
Member: Paul Gustav Edstrom, 6654 S. Prescott Way, Littleton, CO 80120
Member: David Glenn Lidvall, 11253 W. Asbury Avenue, Lakewood, CO 80227
Member: Mark Steven Anderson, 2654 S. Fenton Ct., Lakewood, CO 80227

Mr. David Lidvall and Mr. Jeff Warner were both present. Mr. Coebergh asked Ms. Peterson what is the status of the application. Ms. Peterson stated that the local police report was conducted on four members and no problems were reported; the report from C.B.I. is still pending. Code Enforcement reported the premise was posted in a

timely manner. The health and fire reports are pending completion of the construction of the premise. The sales tax department is in compliance. Ms. Peterson read the results of the survey into the record (see attached report).

Mr. Shaver asked if they believed the information Ms. Peterson read into the report was a true and accurate representation of the survey. Mr. Warner stated yes as he was the one who completed the survey. Mr. Shaver asked what time of day the survey was completed. Mr. Warner stated during the daytime hours for businesses and then around 4:00 – 7:15 p.m. for the inhabitants, hopefully to catch people home.

Mr. Coebergh asked if there was anyone present in opposition. There being no one present Mr. Coebergh stated the requirements have been met and he authorized the issuance of this license pending the approval of the building, fire, health departments and no negative reports from C.B.I. The City Clerk's office will prepare a resolution for his signature.

VIII. ADJOURNMENT – The meeting was adjourned at 9:25 a.m.

NEXT REGULAR MEETING – September 15, 2004

MEMO: Local Licensing Authority
 FROM: Juanita Peterson, Deputy City Clerk
 DATE: August 23, 2004
 SUBJECT: Application by Flavors West, LLC, for a Hotel/Restaurant Liquor License at 2536 Rimrock Drive, Unit 100, under the trade name of Qdoba Mexican Grill

Flavors West, LLC filed an application with the Local Licensing Authority on July 29, 2004, for a new hotel/restaurant liquor license for the sales of malt and vinous liquors by the drink for consumption on the premises at place where sold at 2536 Rimrock Drive, Unit 100, under the trade name of Qdoba Mexican Grill. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for September 1, 2004. The Notice of Hearing was given by posting a sign on the property on or before August 22, 2004 and by publishing a display ad in The Daily Sentinel on August 20, 2004.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant conducted a survey and defined the neighborhood as the area bounded by Patterson Road to the North, Colorado River to the South, 1st Street to the East and 24 1/2 Road to the West and includes both sides of the street as the outer boundaries. The results of that survey are as follows:

- As an owner of property in the neighborhood, an employee or a business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the reasonable requirements of the neighborhood are already being met by other existing outlets.

Yes	8
No	69
No Opinion	0
DISQUALIFIED	3

The three who were disqualified above were out of the area or not legible.

- As an inhabitant who resides in the neighborhood more than six months each year, it is my desire that the license be issued.

Yes	18
No	0
No Opinion	0
DISQUALIFIED	18

Eighteen of the above were businesses who answered question 2.

The Grand Junction Police Department has investigated the individual for local criminal history. The fingerprints have been forwarded onto CBI for further processing. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, Sales Tax and Mesa County Building Department.

The number of similar-type outlets in the survey area is as follows:

Hotel/Restaurant – 9 (Red Robin America's Gourmet Burgers & Spirits, Fly'n Roosters, Shake Rattle and Roll, Sports Page, Two Rivers Convention Center, Johnny Carino's Country Italian, West Side Delicatessen & Lounge, Red Lobster #685 and Chili's Grill & Bar)

The number of similar type outlets in a one mile area in addition to the above:

Hotel/Restaurant – 2 (Old Chicago and Dos Hombres Restaurant)

That concludes this report.

C: Applicant
John Shaver, City Attorney
Craig Campbell, Grand Junction Police Department
File